

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
Information Meeting (Continuation)
New England Farms, 134 Leominster Shirley Road
April 9, 2012

Meeting Posted: Yes

Time: 6:00 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Emerick R. Bakaysa, Chair, Joanna L. Bilotta-Simeone, Vice Chair, Thomas W. Bodkin, Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson, Planning Director

The Information Meeting opened with the Chair reading the legal notice advertised in the Sentinel & Enterprise, March 5, 2012. The Information Meeting was to hear and discuss an application for a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for construction of a gasoline station with a convenience store at 134 Leominster Shirley Road.

The Information Meeting of March 12th was continued to this date due to an incomplete submittal from the applicant.

The developer/applicant was represented by D.P. (Mickey) Higgins, SMD Development LLC, Jamie Rheault, Whitman & Bingham Associates, and Chris Tymula, MHF Design Consultants, Inc.

Peer Reviewing Engineer for the Planning Board was Jesse Johnson, David E. Ross Associates. Mr. Johnson noted that the questions regarding Sheet 4 of 14 had been corrected and the revised plan noted same.

After Board discussion, a schematic showing requested signage was approved. However, the requested signage does not comply with the Zoning Bylaw Section 6.5. Signs; therefore the applicant shall have to submit to the Zoning Board of Appeals for a special permit dimensional variation. The sketch of the structure shown on the Sign Plan was acceptable to the Board, therefore that design will be the design built.

Discussion was held on traffic. The project location raised the question if a traffic study was needed. Director Benson noted that in the Tech Review Meeting, consensus was that traffic would not substantially change. Ms. Benson also noted that MRPC requested sites that the Town would want/need for a Traffic Count Request. The Planning Department submitted the corner of Leominster Shirley Road and Pioneer Drive. A directive under the Development Plan Review could add a section that states if the Traffic Count Request shows increased traffic would be problematic, the Planning Board could adjust the traffic directive to meet the need.

Fencing was discussed. Board requested developer consider a more aesthetically pleasing type of fencing. To add to the amenities and be more consistent with the Design Bylaw, the Applicant has agreed to install fencing similar to the black iron fencing at the local CVS located at 454 Electric Avenue. A schematic will be submitted to the Planning Office.

It was noted that the Conservation Commission has issued an Order of Conditions.

The Applicant is required to submit to the Zoning Board of Appeals for a Special Permit under Bylaw Section 4.6.3 Uses Permissible by Special Permit Granted by the Board of Appeals, Subsection 4.6.3.1.d).

The Board discussed each waiver as noted below.

Waivers:

Section 4.6.5.2.j)1. – Interior Streets, Drives, Walkways and Access

The bylaw states that parking shall be in the rear of building(s) and shall not be visible from the street line when possible. A waiver is requested from this requirement since the site is a Retail Motor Fuel Outlet located on a corner lot and parking located in the rear of the building is not feasible for this type of development. Access to the convenience store needs to be located in front of the building whenever possible to allow better “convenience” for the customers.

Section 4.6.5.2.j)2. – Interior Streets, Drives, Walkways and Access

The bylaw states that all loading docks shall be to the rear of the building(s) and shall not be visible from the street. A waiver is requested to allow the loading area to be located as shown on the Site Development Plans which provides screening from Leominster-Shirley Road. Since the site is located on a corner lot and the loading area will be visible from Pioneer Drive a four foot chain link fence with privacy slats is proposed to provide screening from this roadway.

Section 4.6.5.2.j)3. - Interior Streets, Drives, Walkways and Access

The bylaw states that all paved areas shall be separated from the lot line setbacks by a four (4) foot landscaped area of indigenous materials. Since the site is a Retail Motor Fuel Outlet and visibility is necessary for safe entrance and egress from the site, a waiver is requested to allow low growth landscape materials at the driveway entrances and provide loam and seed along the remainder of the areas between the paved parking areas and lot lines.

Section 4.6.5.2.l)1. – Screening

The bylaw states that screening of the site shall be by a four (4) foot landscaped strip at the rear and side lot lines. Since the site is a Retail Motor Fuel Outlet and visibility is necessary for safe entrance and egress from the site, a waiver is requested to allow low growth landscape materials at the driveway entrances and provide loam and seed along the remainder of the areas between the paved parking areas and lot lines.

Section 4.6.5.2.m)1. – Landscaping

The bylaw states that there shall be a minimum of a four (4) foot landscaped area along the street frontage and along the front and side of the principal building(s). The 4' landscape buffer is not provided in front of the building to allow the cashier to have an unobstructed view of the fuel islands. The 4' buffer has been provided along the building frontage along Pioneer Drive. A waiver is thereby requested for the reduction of the buffer along the building as indicated above.

Chris Tymula- At front of the building will be sidewalk – landscaping along sides.

Section 6.4.3.5. – Driveway Access Road Width

The bylaw states that a four (4) foot minimum width island with “Keep Right” sign shall be provided at Commercial entrances. A waiver is requested to allow no island at the site entrances and exits which provides better vehicular access in and out of the site for general delivery trucks and fuel delivery trucks. Additionally, double solid yellow lines and stop bars are shown at the site entrances to provide defined drive aisle paths for vehicles. This requirement was discussed at the Technical Review Meeting and the DPW Director agreed that this island is not necessary for the gas station use.

Ms. Bilotta-Simeone made Motion to accept the above-mentioned six waivers, Mr. Bodkin Jr., Second, Roll Call Vote – Mr. Lockwood, aye; Mr. Saiia, aye; Ms. Bilotta-Simeone, aye; Mr. Bodkin Jr., aye; Mr. Bakaysa, aye.

The canopy over the gas island is pitched versus flat, which the developer first submitted.

Mr. Sauvageau, Building/Zoning Official, noted in a letter to Planning Director Benson dated March 19, 2012, that only one pylon and two secondary signs are allowed under the Zoning Bylaw. The Planning Board must approve any signage. Any signage that does not meet the bylaw standards, once approved by the Planning Board, must obtain a special permit dimensional variation from the Zoning Board of Appeals. (Complete letter on file in Planning Office.)

Mr. Bodkin Jr. questioned size of sign from the Pioneer Drive side, thinking it could be smaller as motorists will be approaching from an incline and there is also nothing that would obstruct the view of the sign.

Motion to accept Sign Plan dated 03-05-12 as is, Ms. Bilotta-Simeone, Mr. Saiia, Second, Roll Call Vote – Mr. Lockwood, aye; Mr. Saiia, aye; Mr. Bodkin Jr., aye; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, aye. Developer will have to apply to the Zoning Board of Appeals for a dimensional variation.

Motion, Mr. Saiia, to close Information Meeting, Second, Mr. Bodkin Jr., Roll Call Vote – Mr. Lockwood, aye; Mr. Saiia, aye; Mr. Bodkin Jr., aye; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, aye. Information Meeting closed 7:05 PM.

Ms. Benson to prepare Findings and Directives for the April 23rd Board meeting.

Audio and visual recording on file in Planning Office.